



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
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May 15, 2024

Alex Aquino  
2740 Harris Avenue  
Las Vegas, Nevada 89101

**RE: 24-0002-VAR1**  
**PLANNING COMMISSION MEETING OF MAY 14, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 14, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A SEVEN-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AN EXISTING PATIO COVER TO EXTEND INTO THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED; A 12-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED]; AND TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED on 0.30 acres at 2740 Harris Avenue (APN 139-25-410-010), R-E (Residence Estates) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

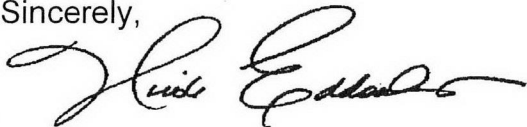
1. A Variance (24-0002-VAR1) is hereby approved, to allow a seven-foot corner side yard setback where 15 feet is required for an existing Patio Cover.
2. A Variance (24-0002-VAR1) is hereby approved, to allow an existing Patio Cover to extend into the required 50-foot front yard setback by 29 feet where such is not allowed.
3. A Variance (24-0002-VAR1) is hereby approved, to allow a 12-foot corner side yard setback where 15 feet is required for an existing Residential Accessory Structure [Shed].
4. A Variance (24-0002-VAR1) is hereby approved, to allow an existing Residential Accessory Structure [Carport] to not be aesthetically compatible with the primary dwelling where such is required.



5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on May 14, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after May 28, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Larry Sanchez  
SCE Consultants LLC  
7844 Soaring Brook Street  
Las Vegas, Nevada 89101